

January 27, 2006 Cedar Glen PAC Meeting Questions/Answers

1. Will housing programs and funds be used retroactively?

The housing program funds cannot be used retroactively. If the resident has commenced reconstruction and all of the funding has been established, then probably not. If low and moderate set aside funds are utilized, the residents must qualify on an income basis. There are covenants that must be upheld which restrict to its terms and conditions owner-occupied residents to 45 years and 55 years for rental property. The borrower cannot prepay the loans to avoid the covenant. They are also restricted from refinancing the loan. If the reconstruction is already in process and there is a gap in the funding, then there may be an exception to receive a retroactive payment.

2. Do they have to reconstruct their homes in the Cedar Glen Project Area?

Residents must reconstruct their homes in the Cedar Glen Project Area. The purpose of the funding assistance is to rebuild homes within the Project Area which will provide an overall benefit to the community. There may be individual circumstances in which residents can rebuild outside of the Project Area, but the relocation must provide a benefit to the Cedar Glen community.

3. Can residents spend housing funds outside the Project Area?

Redevelopment agencies do not have the authority to spend housing funds outside the community that established the agency. There are two statutes that limit the redevelopment agencies' powers and they do not apply to the Cedar Glen Project Area (Beatty, 254). In the unlikely event we cannot find a way to spend all of the funding within the Project Area, we may be able to spend a portion of the funds outside of it.

4. Can housing funds be used for an assisted living center?

The Agency will not be permitted to use housing funds for a skilled nursing center. However, if there are seniors in apartments or dwelling units who are income eligible, they will be able to utilize the housing funds. The resident's income must qualify and the housing covenants will apply.

5. Does the prevailing wage affect housing funds? If so, what are the affects?

According to *Redevelopment in California*, "the construction or rehabilitation of affordable housing units for low or moderate income persons is not subject to prevailing wages if that construction or rehabilitation is paid for solely with 20% affordable housing set-aside money or a combination of 20 percent affordable housing set aside money and private funds." Also, "mortgage assistance, down payment assistance and assistance provided for the rehabilitation of a single family home will not trigger prevailing wages," (Beatty, 206).

6. Is there any information available of the \$10 million loan from the County?

On December 6, 2005, the County Board of Directors approved a \$10 million dollar loan to the Redevelopment Agency. The agreement with the County was to complete the first phase of projects with the initial \$2.4 million, however \$7.6 million of the loan has been

placed in contingencies and upon approval of the Board those funds can be released. The total loan amount of \$10 million will be appropriated as follows:

• Acquire tax default parcels:	\$500,000
• Insurance gap assistance	\$700,000
• Lot consolidation starts	\$25,000
• Rehab grant program starts	\$475,000
• Misc. minor rehab program	\$200,000
• Business assistance program starts	\$500,000
• Road Design and construction	\$3,000,000
• Phase 2 water improvements (*)	<u>\$4,600,000</u>

Total \$10,000,000

(* Phase 1 water improvements funded with CDBG \$3 million CDBG grant.)

7. Can funding be spent on residents who have already begun rebuilding?

Generally, funding will not be spent on residents who have already begun or finished rebuilding their homes. The only way the Agency will possibly be able to provide funding for residents who have begun rebuilding is if there is a gap within the funding they have previously received.

8. Will LAFCO allow Cedar Glen to be detached from the Lake Arrowhead Community Services District?

The Redevelopment Agency does not know the answer to this question, however, according to the Local Agency Formation Commission (LAFCO), there are three ways in which detachment from the Lake Arrowhead Community Services District (LACSD) can be initiated:

- 1) By a petition of the voters within the area defined for detachment.
- 2) Through adoption of a resolution of application by the County Board of Supervisors.
- 3) Through adoption of a resolution of application by the LACSD.

Before the process can begin, a map and legal description of the area defined for detachment must be prepared. These two documents must meet LAFCO specifications. If the proposal is to be initiated by petition, a Notice of Intent to Circulate must be filed with the LAFCO before the first signature is gathered. This information was obtained from LAFCO. For additional information, please contact them at: (909) 387-5866 or 175 West Fifth Street, 2nd Floor, San Bernardino, CA 92415-0490.

9. For many years LACSD has been collecting sewer standby fees in Cedar Glen. How can we stop paying them?

According to LACSD's September 9, 2005, response in the Final Programmatic Environmental Impact Report for the Cedar Glen Project Area, it is their understanding that: "...unless and until the County of San Bernardino and the State Water Resources Control Board, Lahontan Region, makes such a determination, the District should continue to collect Sewerage System Standby Fees within the Project Area."

10. Does LAFCO need to administer a survey before it is possible to proceed with detachment?

LAFCO does not need a survey before it is possible to proceed with detachment. However, they do require a legally-initiated application in order to proceed with detachment.

11. Can we post more information on the web?

Yes, we have begun to do so. The survey was available online, the application when complete will also be available online, and the maps of the road improvements are online as well. We try to post as much of the information we can on our website which is www.sbcounty.gov/rda/cedar_glen. A substantial portion of the new information is on the Cedar Glen page under "What's New."

12. How many people qualify/desire the grant/loan?

Please refer to two handouts of the data we have gathered. First is from the Housing and Urban Development (HUD) web site which compiles Block Group Data of the Lake Arrowhead area, and second is the data from a mailed survey conducted in March 2006. After analyzing this data we have a better idea of how many would qualify for the low- and moderate-income housing programs.

13. What is the timeline to review the survey and application?

The survey was reviewed by various PAC members and was mailed in early March 2006. The application is complete and will be introduced at the next PAC meeting. We will allow the PAC members to indorse the application; after approval copies will be distributed to the public.

14. Can they receive mitigation for damaged roads as a result of the private tree contractors?

Yes, the County has a division in the Public Works Department called Hazardous Tree Removal Operations that handles the contractors for the removal of the dead and dying trees. If notified, they can ensure the contractors who damage the roads, repair them. Contact Erwin Fogerson, Division Chief, at (909) 867-1240 with question you may have about this program.

15. Status with Public Works Department and Special Districts

To identify where turnouts and turnarounds should be located for fire and public safety purposes and to get cost estimates, the Agency contracted with the county's Public Works Department to conduct a survey of the roads within the Cedar Glen Project Area. This coordinates the road work plans simultaneously with water improvements which will now be undertaken by the Special Districts Department.

The Agency has recently met with Public Works Department, Special Districts, and a few interested community members to reevaluate the priorities of the road survey conducted. Special Districts created a new map and cost estimates which, includes the community members' comments. They will be posted on the web site for review. The design and construction schedules are being produced by Special Districts since they are coordinating the work being done to upgrade the water and road.

Cedar Glen Project Area Timeline

<u>Date</u>	<u>Activity</u>
Oct-03	The Old Fire destroyed 320+ homes in the Cedar Glen community.
16-Dec-03	Two months after the Old Fire, the Agency Board authorized GRC Redevelopment Consultants to conduct an initial feasibility study of the Cedar Glen area to determine if the area would qualify under the "Community Redevelopment Disaster Project Law", provisions of the California Community Redevelopment Law (Health & Safety Code Section 34000 et seq).
19-Jan-04	GRC Redevelopment Consultants' findings indicated that the area would qualify as a disaster recovery project area.
24-Feb-04	A contract was approved for GRC Redevelopment Consultants to assist with the preparation of a Redevelopment Plan.
16-Mar-04	The Board of Supervisors (BOS) adopted a resolution establishing a Study Area and approved setting a public hearing related to the formation of a Project Area Committee (PAC) for the Cedar Glen area.
23-Mar-04	At a public hearing, resolutions were adopted for the PAC's formation and election procedures.
30-Mar-04	The Agency Board adopted a Preliminary Plan which provides a generalized description of the conditions in the proposed Study Area to justify redevelopment activity and describe the type of redevelopment activity that may be undertaken.
1-Apr-04	A newsletter announcing the Project Area and the PAC election was mailed.
10-Apr-04	A community meeting was held at the Lake Arrowhead Elementary School (LAE) to inform the community about the proposed redevelopment plan preparation and the procedures for the election of the PAC members.
1-May-04	A community meeting for the PAC election was held at LAE.
28-May-04	The initial PAC Meeting was held at the County Fire Station #91 in Lake Arrowhead.
8-Jun-04	The BOS and the Agency Board took action to set a Joint Public Hearing date to receive public comments prior to consideration of an ordinance adopting the Cedar Glen Disaster Recovery Redevelopment Plan.
11-Jun-04	A PAC meeting was held to review the draft preliminary report and the redevelopment plan.
6-Aug-04	A Request for Proposals (RFP) was issued for the preparation of an Environmental Impact Report (EIR) for the Project Area.
21-Aug-04	A community meeting was held at LAE to discuss the proposed redevelopment plan for the Project Area.
27-Aug-04	A PAC meeting was held to review the draft of the preliminary report and plan for the Project Area.
1-Oct-04	The PAC unanimously recommended the draft redevelopment plan to the BOS.
5-Oct-04	The Agency Board accepted and approved for circulation and public review of the Draft Owner Participation Rules and the Draft Method of Relocation.
9-Nov-04	A Joint Public Hearing by the BOS and the Agency Board was held at the County Government Center.
16-Nov-04	The BOS adopted a resolution approving the written responses to the objections and conducted the first reading of the ordinance adopting the Redevelopment Plan.
23-Nov-04	The ordinance adopting the Redevelopment Plan was adopted by the BOS.
30-Nov-04	Prior to this date, the Redevelopment Agency filed with the State Board of Equalization to allow the collection tax increment revenues.
15-Mar-05	The Agency Board approved an RFP for an economic study for the Project Area.
30-Mar-05	A PAC meeting was held to provide an update of Agency activities.
2-Apr-05	A community meeting was held at LAE to give the community an update and time frame for the implementation of the Redevelopment Plan.
3-May-05	The BOS awarded a contract to Applied Development Economics, Inc., for an Economic Study for the Project Area.

Cedar Glen Project Area Timeline

<u>Date</u>	<u>Activity</u>
Jun-05	A Cedar Glen Project Area Newsletter was mailed.
7-Jun-05	The BOS authorized an \$800,000 loan from the County General Fund for purposes of acquiring the Arrowhead Manor Water Company.
7-Jun-05	The BOS approved a loan agreement between the County and the Redevelopment Agency in the amount of \$4.2 million for redevelopment activities within the Project Area.
17-Jun-05	A PAC meeting was held to explain the purposes behind the economic plan and housing implementation plan.
1-Jul-05	The Redevelopment Agency was authorized to begin collecting tax increment revenues.
12-Jul-05	The Agency Board and BOS approved a loan agreement between the County and the Redevelopment Agency to prepare a Road Improvement Survey Report in the area.
19-Jul-05	The Agency Board amended the CoRDA's FY 2005-06 Operating Budget to accept the loan approved on July 12, 2005.
Sep-05	A Cedar Glen Project Area Newsletter was mailed.
20-Sep-05	The Agency Board approved a loan between the CoRDA Cedar Glen Operating Fund and Cedar Glen Housing Implementation Plan.
Nov-05	A Cedar Glen Project Area Newsletter was mailed.
4-Nov-05	A PAC meeting was held to review and recommend the proposed 10-Year Housing Implementation Plan.
15-Nov-05	The BOS adopted a resolution and approved the submittal of a Disaster Recovery Initiative Application to the State of California for \$2,000,000.
15-Nov-05	The BOS approved scheduling a public hearing to adopt the EIR for the Project Area.
15-Nov-05	The BOS approved scheduling a public hearing to consider the adoption of the proposed 10-Year Housing Implementation Plan.
6-Dec-05	The BOS and Agency Board approved the 10-Year Housing Implementation Plan, the Economic Study and the Final EIR.
27-Jan-06	A PAC meeting was held to discuss housing programs.
Feb-06	Surveys were mailed to Cedar Glen residents to collect information for the creation of affordable housing programs.
Mar-06	Housing programs were drafted using data from the surveys.
Apr-06	A PAC meeting was held to discuss the survey results, propose housing programs and answer questions from the previous PAC meeting.

Income Survey Results

On February 28, 2006, the Redevelopment Agency mailed out an income survey to 3,000 property owners in the Cedar Glen Project Area. We received 248 responses. A copy of the survey is attached.

Four questions were on the survey; two questions (Did you lose your home? and Are you a full-time resident?) asked respondents to respond either "YES" or "NO," and some respondents did not provide an answer. One question (If residents are interested in rebuilding?) asked respondents to respond either "YES," "NO," or "Undetermined," and some did not provide an answer. The last question asked respondents to indicate if their income level is "Equal to or Below" or "Above" the low to moderate level, and some respondents did not provide an answer. Below are the results of the survey.

<u>Questions</u>	<u>Answers</u>				Total Responses
	YES	NO	Did not answer	Undetermined	
Lost Home in Fire	70	171	7	N/A	248
Full Time Resident	45	199	4	N/A	248
Interest in Rebuilding	68	78	52	50	248
Income Eligibility Level	Equal to or Below	Above	Did not answer	Undetermined	Total Responses
	87	119	42	N/A	248

"YES" to Both Questions

Below are results of the respondents that answered "YES" to one question, and also answered "YES" to another questions. For example of the 70 respondents that answered "YES" to Lost their Home, 20 of those respondents also answered "YES" to I am a Full Time Resident. Below is the examination of the survey data.

Lost Home & Income Eligible	32
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Lost Home & Interested/Rebuild	41
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Lost Home & Full Time Resident	20
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Interested/Rebuild & Income Eligible	31
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Interested/Rebuild & Full Time Resident	15
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Full Time Resident & Income Eligible	24
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CONFIDENTIAL SURVEY

PLEASE COMPLETE THE RESIDENT INCOME SURVEY

1. Does your household reside full-time at this Cedar Glen address? Yes ____ No ____
2. Did you lose your home in Cedar Glen due to the Old Fire in 2003? Yes ____ No ____
3. Are you interested in rebuilding your home? Yes ____ No ____ Undetermined ____
4. The total number of persons in your household
(Excluding boarders or other unrelated persons): _____
5. On the table below, please find the total number of persons in your household and the dollar amount shown right below your household size. For the past twelve (12) months, is your household's total gross income equal to /below or above the dollar amount shown for your household size? Please mark one answer: _____ equal to/below _____ above

INCOME LIMITS

Number of Persons in Your Household (Excluding Boarders)							
1	2	3	4	5	6	7	8+
42,850	48,950	55,100	61,200	66,100	71,000	75,900	80,800
Total Annual Gross Income							

Acknowledgment and Disclaimer

I certify that the answers given above are true.

Name (optional): _____ Date: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____

Signature: _____

The information you provide on this form is for use only by the County of San Bernardino and only for purposes of the Redevelopment Agency Housing Grant programs. All information will be kept strictly confidential.

Property Address: _____

Assessors Parcel No. _____, if known.

Cedar Glen Area Low and Moderate Income Data

COUNTYNAME	TRACT	BLKGRP	POP100	HU100	HHMOD	HHLOW	HHVLOW	Total Low/Mod HH	Per. of Low/Mod HH
San Bernardino County	010900	1	1296	1675	158	137	92	387	23%
San Bernardino County	010900	2	105	146	46	41	19	106	73%
San Bernardino County	011000	2	870	839	76	34	23	133	16%

COLUMN DATA DEFINITIONS

COUNTYNAME	The name of the county
TRACT	The numeric code for the census tract. In other publications or reports, the code sometimes appears as a 2-digit decimal XXXX.XX.
BLKGRP	The block group code.
POP100	The 100% count of population for the area from the 2000 census.
HU100	The 100% count of housing units for the area from the 2000 census.
HHMOD 1	The number moderate-income households.
HHLOW 1	The number low-income households.
HHVLOW 1	The number very low-income households.
Total Low/Mod HH	The total number moderate-income, low-income, and very low-income households. Or (HHMOD + HHLOW + HHVLOW).

Cedar Glen Area Low and Moderate Income Data

COLUMN DATA DEFINITIONS (cont.)

Per. of Low/Mod HH The Total Low/Mod households divided by the 100% count of housing units for the area. Or (Total Low/Mod HH/HU100).

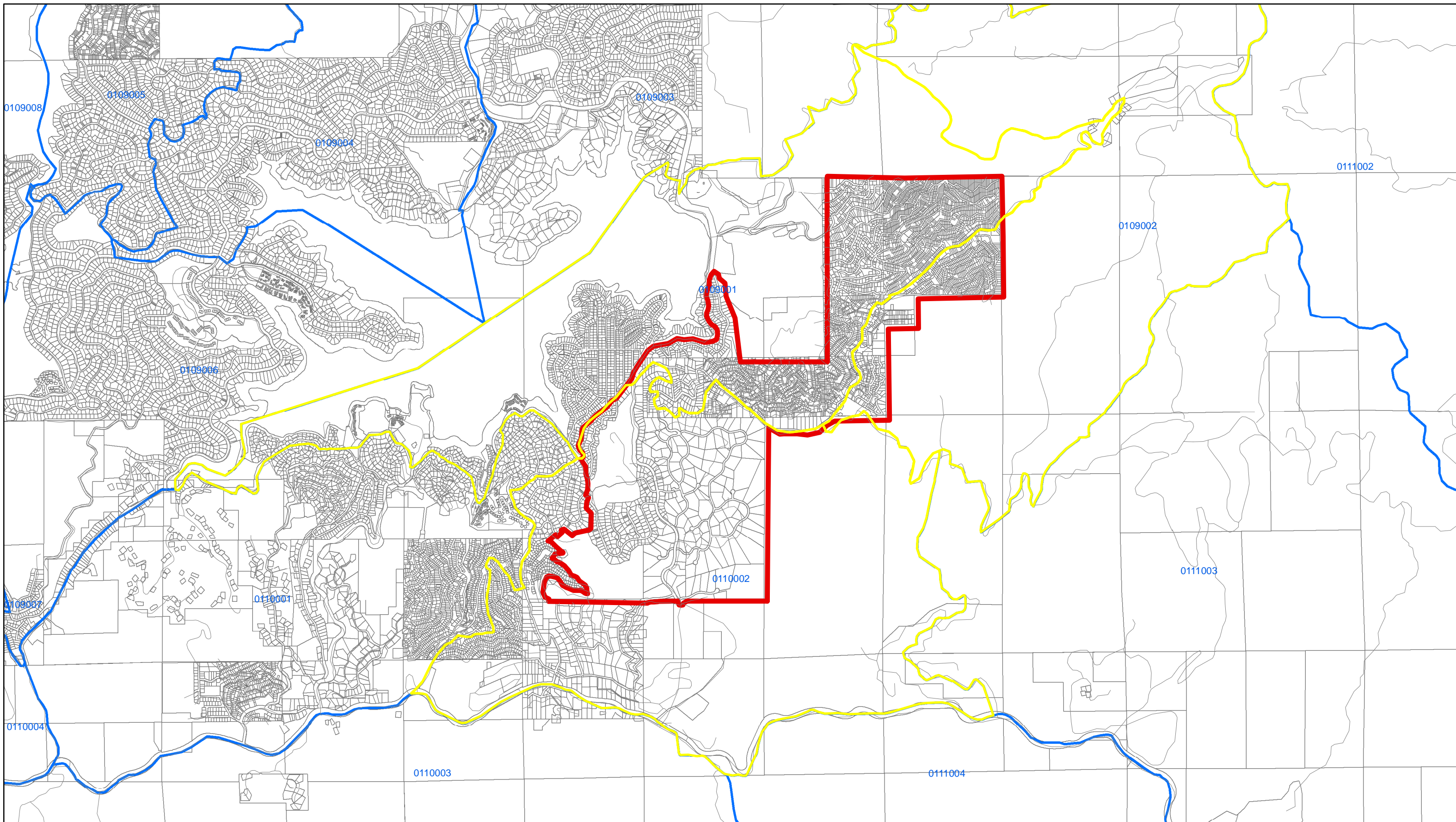
- 1** Estimates are calculated at three income levels: Moderate Income level (80 percent of median income), Low Income level (50 percent of median income), and Very Low Income level (30 percent of median income).

SEE ATTACHED MAP FOR THE BOUNDARIES OF THE BLOCK GROUPS

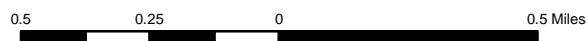
Attached is a map of the Project Area along with the tract and block group boundaries. There are three tract/block groups that include portions of the Project Area. Two tract/block groups 0109.00/1 and 0110.00/2 also include portions of data outside the Project Area. Tract/block group 0109.00/2 has data that is exclusively inside the Project Area only, but it is a small portion of the Project Area which is south of Hook Creek. There were 963 housing units in the Project Area before the fire, this data shows 146 units in 0109.00/2 tract/block group which represents 15% of the entire Project Area.

Dated 2.15.06

Source : <http://www.hud.gov/offices/cpd/systems/census/lowmod/index.cfm>






Cedar Glen RDA



1 inch equals 1,962 feet

Legend

-  Cedar Glen RDA Boundary
- pop_data**
-  Block Groups
-  Selected Block Groups

Map prepared by:
Demographic Research Unit
Advance Planning Division
Land Use Services Department
San Bernardino County
02/15/2006